

COMPARABLE SALE

BLOCK 1239/ LOT 23

Type of Property: Six Unit, Three-Story Frame Apt. House

ADDRESS: 228-30 Divisadero Street

LOCATION: E/L Divisadero 98.958' S of Haight Street

LOT SIZE: 24.792' x 106'

AREA: 2,628 sf

ZONING: R-3

IMPROVEMENTS:

Three story wood frame apartment house, built approximately 1885. Six 3-room units, all with baths. Brick foundation. Rustic exterior. Lath and plaster interiors. Pine floors. Six fireplaces. Gabled composition shingled roof.

INCOME: No data available

EXPENSES:	Taxes	\$795
	Insurance	150
		<u>\$945</u>

SOLD:	GRANTOR:	American Savings & Loan Association
	GRANTEE:	Raymond L. Davies
	RECORDED:	3-13-69
	PRICE:	\$26,500



MAY

69



IMPROVED COMPARABLE SALE

BLOCK 1240 / LOT 22

TYPE OF
PROPERTY: 4-Flats

ADDRESS: 38-42 Broderick Street

LOCATION: E/L Broderick, 77' S. of Haight Street

LOT SIZE: 33' x 62.5' LOT AREA: 2062.5 sf

ZONING: R-4

IMPROVEMENTS: 3-story Victorian frame flat building. Garage in basement. 1/5, 1/6, (2/3s are furnished apartments.) All units with baths, stoves, and refrigerators. (included in sale) Asbestos shingle exterior with stucco wainscoting around 1st floor area. Good condition. Property has deeded easement over Lot 23, adjoining, for driveway purposes. Total of 17 rooms

INCOME:	Flat unfurnished	1/5	\$150	mo.
	"	"	1/6	175 "
	Furnished apt.	1/3	135	"
	"	"	1/3	210 "
	Garage		50	"
			<u>\$720</u>	mo.

ANNUAL GROSS: \$8,640

EXPENSES:

ANNUAL NET: \$7,499

SOLD:



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ust to seller

TAXES:
INSURANCE:

GRANTOR:

John T. & Lee Dekker

GRANTEE:

RECORDED:

07-1-01

PRICE:

000,942

IMPROVED COMPARABLE SALE

BLOCK 1241 / LOT 5

TYPE OF
PROPERTY: 2-Story, 4-Unit Apartment House

ADDRESS: #9 - Broderick Street

LOCATION: W/L Broderick, 80' N. of Waller Street

LOT SIZE: 25' x 100' LOT AREA: 2500 sf

ZONING: R-4

IMPROVEMENTS: 2-Story wood-frame and unfinished basement. 3-3's,
and 1-2. Brick foundation. Rustic Exterior.
Plaster interior, gabled, shingled roof. 2-car
garage. Some pine floors and some hardwood floors,
4 modern baths. Circulating gas heaters, 8 closets,
good condition.

INCOME: \$115
120
115
140
\$490 mo. ANNUAL GROSS: \$5,880

EXPENSES: TAXES: \$1,002
INSURANCE: 160 ANNUAL NET: \$4,718

SOLD: GRANTOR: Mary A. Lake
GRANTEE: Thomas E. & Barbara A. Williams
RECORDED: 8-27-70
PRICE: \$39,500 with
\$ 6,000 deed of trust



INVESTMENT COMPANIES

Block 1341 & 1342

TYPE OF
PROPERTY:

ADDRESS:

LOCATION:

LOT SIZE:

COIN:

INVESTMENT:

INCOME:

EXPENSES:

SOLD:

GRANTOR:

GRANTEE:

RECORDED:

PRICE:

DATE OF SALE:



IMPROVED COMPARABLE SALE

BLOCK 1250/ Lot 9 & 10

TYPE OF
PROPERTY: Two 3-story Flats Buildings, converted to Apartment use

ADDRESS: 757-61 Shrader Street - Lot 9
110-14 Beulah Street - Lot 10

LOCATION: NW Corner of Shrader and Beulah Streets - Lot 9
N/L of Beulah Street, 47.75' W. of Shrader St. - Lot 10

LOT SIZE: 50'x47.75' - Lot 9 AREA: 2387.5 sq ft - Lot 9
58.5'x50' - Lot 10 2925 sq ft - Lot 10
5312.5 sq ft TOTAL

ZONING: R-4

IMPROVEMENTS: 2-three story wood-framed Victorian apartment houses converted from original 3 flats per building. 2 apartment houses adjoining, considered as 1 building. One 9-unit building, one 10-unit building. Hipped asbestos shingle roofs. Raised recessed entrances. Full basements Built about 1890. Fair condition. 40 rooms total, both buildings.

INCOME: Total monthly income (both buildings) \$960

ANNUAL GROSS: \$11,520

EXPENSES: Taxes: \$2,327 (total)
Insurance: 200 (total)

ANNUAL NET: \$ 8,993

SOLD: GRANTOR: Bayview Federal Savings & Loan Assoc.

GRANTEE: George B. & Helen M. Tallyn

RECORDED: 5-2-69

PRICE: \$63,000
*part of a \$160,000 purchased. Included
827/11



100-100000-100000

TYPE OF PROPERTY:	100-100000-100000
ADDRESS:	100-100000-100000
LOCATION:	100-100000-100000
LOT SIZE:	100-100000-100000
COMING:	100-100000-100000
IMPROVEMENTS:	100-100000-100000
INCOME:	100-100000-100000
EXPIRATION:	100-100000-100000
SELLER:	100-100000-100000
GRANTOR:	100-100000-100000
GRANTEE:	100-100000-100000
RECORDED:	100-100000-100000
PRICE:	100-100000-100000



IMPROVED COMPARABLE SALE

BLOCK 1236 / LOT 21

TYPE OF
PROPERTY: 3-Story, 4-unit Apartment house

ADDRESS: 40-44 Baker Street

LOCATION: E/L BAKER, 82.5' S of Page St. AREA: 2,664 Sq. ft.

LOT SIZE: 27.5' x 96.875'

ZONING: R-4

IMPROVEMENTS: Old 3-flat building, now converted to 2/6 room flats,
1/4 room apartment, 1/3 room apartment. Fair condition,
Legal conversion. Total of 19 rooms

INCOME:

Upper 6 room flat	- \$175 mo.
Lower 6 room flat	145
Middle 4 room apt. rear	150
Middle 4 room apt. front	120
	<u>TOTAL \$590 mo.</u>
	ANNUAL GROSS: \$7,080

EXPENSES:

TAXES:	\$891
INSURANCE:	165
	<u>\$1,056</u>
	ANNUAL NET: \$6,024

SOLD:

GRANTOR: Sands & Vassallo, Inc.

GRANTEE: Raymond K. Felsted

RECORDED: 11-18-70

PRICE: \$40,000 with
\$ 8,800 deed of trust to seller





IMPROVED COMPARABLE SALE

BLOCK 1236 / LOT 14

TYPE OF
PROPERTY: 3½-Story, 6-unit Apartment House

ADDRESS: 1042-46 Haight Street

LOCATION: N/L Haight Street, 192.5 W of Broderick Street

LOT SIZE: 27.5' x 137.5' LOT AREA: 3781.25 sf

ZONING: R-4

IMPROVEMENTS: 3½-story, 6-unit apartment house wood-frame building, 3 floors 2100 sf ea. 4th floor 525 sf. Total living area 6825 sf. Total 25 rooms. 3/3's and 3/4's plus 4 sleeping rooms. Brick foundation. No basement or garage. Stucco and rustic exterior. Interior plaster. Gabled roof. 2 fire escapes, all pine floors. 6 bathrooms and 1 separate toilet. Fair to poor condition.

INCOME: Not available

SOLD: GRANTOR: Ernest A. Marino

GRANTEE: Walter & Betty MacWicker

RECORDED: 3-20-69

PRICE: \$47,900





6 APT.

IMPROVED COMPARABLE SALE

Block 1225 / Lot 39

Type of Property: Six Unit Apartment House

ADDRESS: 1726-30 Page Street

LOCATION: N/L Page St. 106.25' W. of Clayton

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sq. ft.

ZONING: R-4

IMPROVEMENTS:

Three story and basement wood-frame flat building built about 1900 and converted into six apartments in 1953. Brick foundation. Gabled & dormer composition roof. Unfinished basement with dirt floor. All floors pine. 24 plumbing fixtures; 6 baths. Plaster interior. Rustic & stucco exterior. 3 gas fireplaces & 6 circulating heaters. Contains 5/4's & 1/3, all with separate baths. Total of 23 rooms. Total area 5,775 sq.ft. Condition fair.

INCOME: No income data available

EXPENSES:	Taxes	\$ 1,389
	Insurance	135
		<u>\$ 1,524</u>

SOLD: GRANTOR: Equitable Savings & Loan Assn.

GRANTEE: Frank Nolan

RECORDED: 6/17/70

PRICE: \$34,000



IMPROVED COMPARABLE SALE

BLOCK 1222 / LOT 14

TYPE OF
PROPERTY: 2½-Story Flats Building

ADDRESS: 1460-62 Page Street

LOCATION: N/L Page Street, 137.5 E. of Masonic Avenue

LOT SIZE: 25' x 137.5' LOT AREA: 3,437.5 sf

ZONING: R-4

IMPROVEMENTS: 2½-story Victorian Flats building with two basement garage. 2/8's and 2/4's (illegal). Rustic exterior. Brick foundation. Attic and two basement garage. L & P interior. Gabled roof with asbestos shingles. Six modern baths. Hardwood floors, 4 fireplaces. Vacant for 2 years following 1966 fire. Seller purchased in 1968, vacant and fire-damaged for \$14,500, and renovated prior to present sale. Total of 24 rooms. Good condition.

INCOME: 2/8's - @ \$225 mo. = \$450
2/4's @ 120 mo. = \$240
TOTAL \$690 mo. ANNUAL GROSS: \$8,280

EXPENSES: Taxes: 882
Insurance: 165
1,047 ANNUAL NET: \$7,233

SOLD: Grantor: Valev V. & Yola Lusik
Grantee: Olga Liband
Recorded: 10/20/69
Price: \$35,000 with
\$17,500 deed of trust to Western Loan Assoc.





IMPROVED COMPARABLE SALE

BLOCK 1204 / LOT 19

TYPE OF
PROPERTY: 3-story, 6-unit Apartment House

ADDRESS: 1272 - Fell Street

LOCATION: N/L of Fell Street, 106.25' E. of Broderick Street

LOT SIZE: 25' x 137.5' LOT AREA: 3737.5 sf

ZONING: R-4

IMPROVEMENTS: 3-story, 6-unit apartment house. Full basement. No garages. Stucco front; rustic 3 sides. Flat tar and gravel roof with tile trim. Bricked entrance. Built about 1910. 6/3's. Very poor condition. Terrible collection problem.

INCOME: 6/3's at \$80 mo. each
\$480 mo. TOTAL ANNUAL GROSS: \$5760

SOLD: GRANTOR: Franciscan Mortgage Company, Inc.

GRANTEE: Tom Grayson, Peter Fealy, John Johnston,
Patrick M. Hough, and Dennis L. Moroney

RECORDED: 5-15-68

PRICE: \$41,500 with
5,200 deed of trust to seller





COMPARABLE SALE

BLOCK 1204/LOT 21

Type of Property: 3-Story and part basement wood frame flats

ADDRESS: 406-8-10 Broderick

LOCATION: E/L Broderick 25 North of Fell

LOT SIZE: 25' x 106.167'

AREA: 2,655sq

ZONING: R-4

IMPROVEMENTS:

3-Story and part basement wood frame flats built in 1908, containing 6/3 room flats. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 6 baths, leg tubs.

1st Flr: 25' x 65' - 160' = 1,465 sq - 6 rms.

2nd Flr: 25' x 65' - 160' = 1,465 sq - 6 rms.

3rd Flr: 25' x 65' - 160' = 1,465 sq - 6 rms.

4,395 sq 18 rms.

INCOME: 5/3 @ \$80 each - \$400

1/3 @ \$70 - \$ 70

\$470mo. \$5,640year

EXPENSES: Taxes: \$432.34

Insurance: 65.00

Water: 72.00

\$569.34

SOLD:

Grantor: Ruth R. Powell

Grantee: Joseph P. Simini

Recorded: 6/8/67

Price: \$45,000



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6 UNITS

406-410 Broderick Street sold 6-8-1967

\$45,000

Grantor Ruth R. Fownell
Grantee Joseph P. Simini
Lot 25' x 106.25'
Zoned R-4
Remarks Assessor's Block 1204; Lot 21.
 Recorded - Book B150; Page 292
 Six unit apartment building.
 \$7,500 per living unit.



6 UNITS

SALE NO. 1204-21

LOCATION: 406-410 Broderick Street

GRANTOR: Pownell, Ruth R.

GRANTEE: Simini, Joseph P.

DATE OF RECORD: 6/8/67 Book 150, Page 292

ZONING: R-4

SALES PRICE: \$45,000

LAND SIZE: 25 x 106.25 = 2,656 s.f.

UNIT VALUE: \$16.94/s.f. 7500/UNIT

IMPROVEMENTS: Three-story frame residential structure containing 6 living units

REMARKS: 4 units @ \$80 = \$320
2 units @ \$75 = \$150
\$470

GRM = 96

COMPARABLE SALE

Block 1205/Lot 25

Type of Property: 3-Story wood frame flats

ADDRESS: 1467-1471 Hayes St.

LOCATION: S/L Hayes 100 E of Baker

LOT SIZE: 25' x 137' - 6' AREA: 3,437 $\frac{1}{2}$

ZONING: R-3

IMPROVEMENTS:

3-Story wood frame flats built about 1890, containing 3/4 + 1/6. Rustic exterior. Flat tar and gravel roof. Some asbestos siding. Plaster walls and ceilings. Pine floors. 4 baths, leg tubs. Circulating gas heaters.

1st. Flr:	25' x 70' - 200'	=	1,550 $\frac{1}{2}$	-	4 rms.
2nd. Flr:	25' x 70' - 200'	=	1,550 $\frac{1}{2}$	-	6 rms.
3rd. Flr:	25' x 70' - 200'	=	1,550 $\frac{1}{2}$	-	8 rms.
			<u>4,650 $\frac{1}{2}$</u>		<u>18 rms.</u>

INCOME: 1/4 - \$ 80
1/4 - 90
1/4 - 100
1/6 - 110
\$380 mo. \$4,560 yr.

EXPENSES: Taxes: \$368
Insurance: 65
Water: 62
\$495

SOLD: GRANTOR: American Savings and Loan Association
GRANTEE: Betty Clark
RECORDED: 4/25/67
PRICE: \$26,000



IMPROVED COMPARABLE SALE

Block 1207 / Lot 15

Type of Property: Two Flat Buildings (5 Units)

ADDRESS: 1562-4 Fell Street

LOCATION: N/L Fell 131.25' E Central Ave.

LOT SIZE: 25' x 137.5'

AREA: 3,437.5 sf

ZONING: R-4

IMPROVEMENTS:

Rear Building: 2½ story over ground level basement. Gable roof. Wood frame. Aged about 75 years. Condition poor.

Front Building: 3 story, wood frame, stucco front, Rustic 3 sides. Contains 3/4's. Gables compo shingle roof. Pine floors. Aged about 60 years. Condition fair.

INCOME: \$510 monthly

\$6,120 Annual Gross

EXPENSES: Taxes \$ 952
Insurance 80

1,032
\$5,088 Annual Net

SOLD: GRANTOR: Balis F. & Wima Thompson

GRANTEE: Allan W.J. Hart

RECORDED: 6/6/69

PRICE: \$37,000



COMPARABLE SALE

BLOCK 1208/LOT 1

Type of Property: 3-Story and basement wood frame flats

ADDRESS: 461-5 Central and 1707-11 Hayes

LOCATION: SW Corner Hayes and Central

LOT SIZE: 25' x 93.2' AREA: 2,330 sf

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame flats built in 1908, containing 6/5's. Concrete foundation. Unfinished basement. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 6 baths, leg tubs. Circulating gas heaters. Fair to good condition.

1st. Flr:	25' x 93.25'	- 80'	= 2,250 sf	- 10 rms.
2nd. Flr:	25' x 93.25'	- 80'	= 2,250 sf	- 10 rms.
3rd. Flr:	25' x 93.25'	- 80'	= 2,250 sf	- 10 rms.
			<u>6,750 sf</u>	<u>30 rms.</u>

INCOME: 1 occupied by owner

1 @ \$65

2 @ 50

2 @ 60

EXPENSES: Taxes: \$756
Insurance: 60 \$816

SOLD: Grantor: Leonid Yurchenko & Gale Bartlett
Grantee: Annie C. & Roy M. Lee
Recorded: 6/27/67
Price: \$60,000



IMPROVED COMPARABLE SALE

BLOCK 1218 / LOT 12

TYPE OF
PROPERTY: 2-Story, 4-unit Apartment House

ADDRESS: 1044 - Page Street

LOCATION: N/L Page Street, 187.5' W. of Divisadero St.

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sf

ZONING: R-3

IMPROVEMENTS: 2-story and full unfinished basement wood-frame building. 4 1/2's. Concrete foundation. Stucco and rustic exterior. Terrazzo steps. Interior plaster walls and ceilings and pine trim. Flat T & G roof. All pine floors, 4 baths. 1st and 2nd floors 910 sf ea. Total finished living area 1820 sf. Total 8 rooms. Fair condition. 2-car garage.

INCOME: Not available

EXPENSES: Taxes: \$565

SOLD: GRANTOR: Morris & Jane Sudikow

GRANTEE: James L. & Alma J. Jackson

RECORDED: 4-30-69

PRICE: \$35,000 with
\$30,500 deed of trust to seller





IMPROVED COMPARABLE SALE

BLOCK 1219 / LOT 40

TYPE OF
PROPERTY: 2½-Story, 10-unit apartment house

ADDRESS: 1160 Page Street

LOCATION: N/L of Page Street, 200' W. of Broderick Street

LOT SIZE: 50' x 84.333' LOT AREA: 4216.665 sf

ZONING: R-4

IMPROVEMENTS: 2½-story building. Originally single family mansion. 10 dwelling units plus 3 guest rooms. Ground floor contains one apartment and storage space. 14' x 22' swimming pool in rear. 2200 sf living area.

INCOME: Vacant when sold

EXPENSES: Taxes: \$1,727

SOLD: GRANTOR: American Savings and Loan Association

GRANTEE: Applied Urbanology

RECORDED: 10-14-70

PRICE: \$43,000 with
\$43,000 deed of trust to Savings & Loan
Association and to seller





IMPROVED COMPARABLE SALE

BLOCK 1202 / LOT 1B

TYPE OF
PROPERTY: 3-story, 8-unit Apartment House

ADDRESS: 635 Scott Street

LOCATION: W/L of Scott Street, 107.5' S of Grove Street

LOT SIZE: 30' x 126.5' LOT AREA: 3,795 $\frac{1}{2}$

ZONING: R-4

IMPROVEMENTS: 3-story wood-framed 8-unit apartment house over 4 garages. 7/3's, 1/2. Concrete foundation. Sheet-rock interior. Stucco front, brick facade. Flat tar and gravel roof. Some hardwood and some pine floors. 8 baths and 33 plumbing fixtures. 8 gas panel ray heaters. 2 fire-escapes. Good condition. Total of 23 rooms.

EXPENSES: Taxes: \$2,359

SOLD: GRANTOR: Michael M. & Bernard H. Hata

GRANTEE: Roger Burton

RECORDED: 12-17-70

PRICE: \$83,000 with \$56,000 deed of trust to S & L
with \$19,000 deed of trust to seller





COMPARABLE SALE

6 APTS
BLOCK 1202/ LOT 2-D

Type of Property: Three story 6-unit wood framed apt. house.

ADDRESS: 1265 Grove Street

LOCATION: S/L Grove, 125' E of Divisadero St.

LOT SIZE: 25' x 100'

AREA: 2,500 sq

ZONING: R-4

IMPROVEMENTS:

Three story wood framed apartment house with unfinished full basement. Erected in 1928. Containing 6 3-room units, all with baths. Concrete foundation. 4-car garage. Rustic exterior. Lath & plaster interiors. Flat tar and gravel roof. Hardwood floors. Recessed tubs with tiled bath floors. Central gas fired steam heat. No elevator.

1st Flr:	1900 sq	2/3 rm. apts.
2nd Flr:	1900 sq	2/3 rm. apts.
3rd Flr:	1900 sq	2/3 rm. apts.
Total Building Area	5700 sq	or 18 rooms

INCOME:

6 units @ \$95.00 Month, total \$570 Monthly
Annual Gross \$6,840

EXPENSES:	Taxes	\$1384	
	Insurance	200	\$1584

SOLD: GRANTOR: Freda Schlocker
GRANTEE: Mayta & Jensen, Inc.
RECORDED: 2-20-69
PRICE: \$60,000



IMPROVED COMPARABLE SALE

BLOCK 1203 / LOT 8

TYPE OF
PROPERTY: 2-Story, 4-Unit Apartment House

ADDRESS: 1118-20 Fell Street

LOCATION: N/L Fell, 75' W. of Scott

LOT SIZE: 25' x 100'

LOT AREA: 2500 sf

ZONING: R-4

IMPROVEMENTS: (2 buildings, 1 front, 1 rear) 4/3's. Wood-frame with full unfinished basement. Brick foundation. Stucco front, 3 sides rustic. Interior - plaster. Gabled - shingled roof. 2-car garage. Some pine floors, some hardwood floors, 4 modern baths. Central heat. 6 closets. Good condition. Built about 1904. LIVING AREA: 1st and 2nd Floors 1470 sf ea. TOTAL living area 2940 sf. 12 rooms

INCOME: Rear building - 1/4 \$95 furnished (now \$125)
Front building - 1/3 78 furnished " "
" " 1/4 78 " "
" " 1/4 OBO " "

\$500

ANNUAL GROSS: \$3,012

EXPENSES: TAXES: \$719
INSURANCE: 112

ANNUAL NET \$2,181

SOLD: GRANTOR: Wells Fargo Bank as exec. of est. of Irene Boysen

GRANTEE: Wayne J. & Vera Mitchell

RECORDED: 8-10-70

PRICE: \$30,000 with
deed of trust to Savings & Loan of \$19,000





6 APT.

COMPARABLE SALE

Block 1198 / Lot 7

Type of Property: Apartment House

ADDRESS: 407-11 Lyon Street

LOCATION: W Lyon, 100' N Hayes

LOT SIZE: 25' x 112.5'

AREA: 2,812.5 sf

ZONING: R-3

IMPROVEMENTS:

Two-story wood frame flat building converted into six apartments, divided as follows: 3/3's, 1/4 and 2/2's. Six baths with leg tubs. Hardwood floors. Condition poor. Erected in 1905. Total of 17 rooms.

INCOME: 4 Long-time vacancies at time of sale.

1 3-Rm. @ \$65

1 3-Rm. @ 85

EXPENSES:	Taxes	\$ 765
	Insurance	150
		\$ 915

SOLD: GRANTOR: Bayview Federal Savings & Loan Assn.

GRANTEE: Denis T. & Catherine Murphy

RECORDED: 4/7/69

PRICE: \$17,500



IMPROVED COMPARABLE SALE

BLOCK 1183 / LOT 11

TYPE OF
PROPERTY: 2 flats buildings converted to apartment units (front
and rear building)

ADDRESS: 1422-28 Grove Street

LOCATION: N/L of Grove Street, 100' W of Broderick Street

LOT SIZE: 25' x 137.5' LOT AREA: 3,437.5sf

ZONING: R-3

IMPROVEMENTS:

FRONT: 3-story and basement wood-framed Victorian flats building converted to 7 apartment units. Lath and plaster interior. Rustic exterior. Concrete foundation. Erected about 1907. Hardwood floors; 6 baths and 3 separate toilets. 6 fireplaces and gas circulating heaters. 1 fire escape. Fair condition. 2/6's, 1/7, 1/3.

Basement apt, 375sf, 1st, 2nd, 3rd floors, 1,750sf ea.
Total finished area, 5,625sf. Total of 22 rooms.

REAR: 2-story wood-framed Victorian erected about 1895. 2/4's. Brick foundation. Lath and plaster interior. Flat tar and gravel roof. 4 hardwood and 4 cement floors. 2 baths, 8 plumbing fixtures. Fair to poor condition.

1st and 2nd floors, 670sf ea. 1,340sf total finished area, total of 8 rooms.

EXPENSES: Taxes: \$1,365

SOLD: GRANTOR: Leland J. Cuneo
GRANTEE: Bruno & Joyce Belli
RECORDED: 11-20-70
PRICE: \$72,000 with \$32,023 deed of trust to seller



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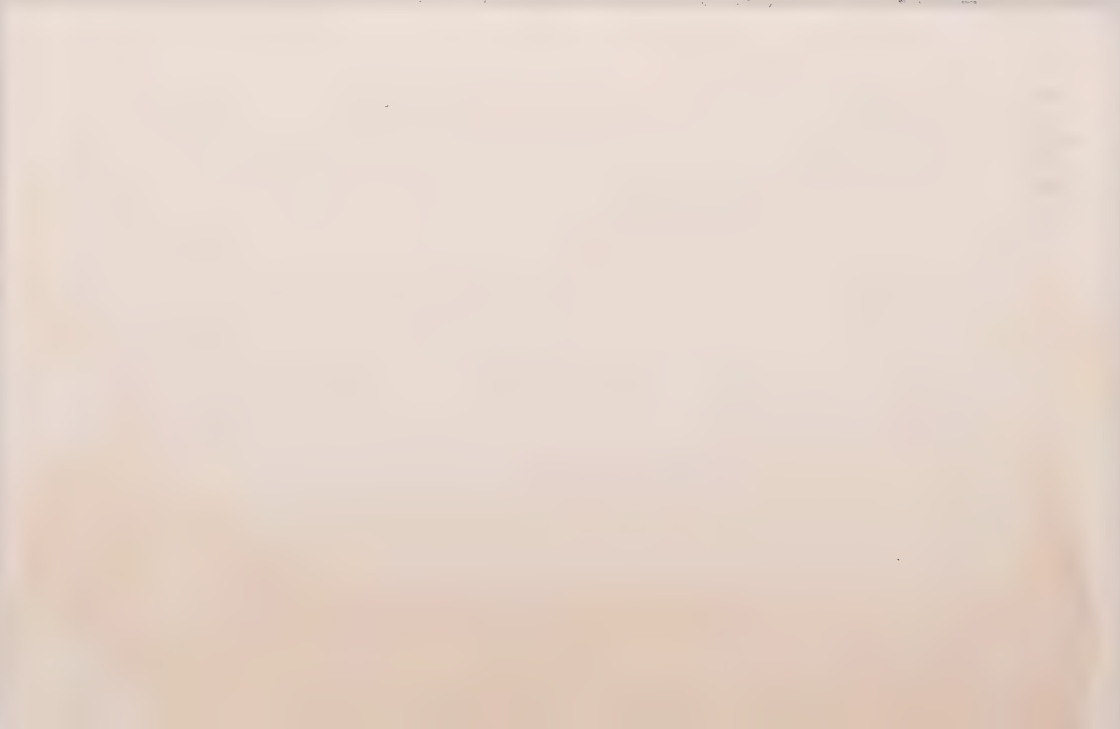
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COMPARABLE SALE

Block 1184/Lot 10

Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 1530-32-24 Grove St.

LOCATION: N Grove 125' W Baker

LOT SIZE: 25' x 137.5'

AREA: 3,437 sq ft

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apartments built about 1898, containing 1/2, 2/3's and 3/4's. Brick foundation. Unfinished basement. Rustic exterior. Fire escapes. Gable roof, tar and gravel. Plaster walls and ceilings. Pine floors. 6 baths, leg tuba. Circulating gas heaters. Fair condition.

1st. Flr: 25' x 85' - 150' = 1,975 sq ft
2nd. Flr: 25' x 85' - 150' = 1,975 sq ft
3rd. Flr: 25' x 85' - 150' = 1,975 sq ft
3,925 sq ft

EXPENSES: Taxes: \$444
Ins. 85
Water: 80 \$609

INCOME: 1 @ \$ 50
4 @ 65
1 @ 85 \$395 Mo. or \$3,730 Yr.

SOLD: GRANTOR: Haskell & Aline Caro & Alberta & Anne Simon
GRANTEE: Clifford L & Ilse Leme 1/3 int.
Gus & Elaine Stathos 1/3 int.
Alexander & Fotine Burdusis 1/3 Int.
RECORDED: 2/3/66
PRICE: \$39,500



IMPROVED COMPARABLE SALE

BLOCK 1151/ LOT 6

TYPE OF
PROPERTY: 2-Story, 6-Unit Apartment House

ADDRESS: 821-23 Baker Street

LOCATION: W/L Baker, 100 N. Golden Gate

LOT SIZE: 37.5' x 125' LOT AREA: 4687.5  

ZONING: R-3

IMPROVEMENTS: Originally 2-story and full basement wood-frame flats building. Basement partially converted to living area. Concrete foundation, rustic exterior, plaster interior. Portion of roof flat T & G, and portion gabled with asbestos shingles. Some pine floors, some hardwood floors, 4 semi-modern bathrooms, 9 closets, 4 gas circulating heaters. Detached garage. Fair condition. Building moved onto lot in 1922., LIVING AREA: Converted basement, 440  , Main floor, 885  , 2nd Floor, 885  . Total finished living area: 2210  . Total 13 rooms.

INCOME: #1 - \$75 mo
#2 - 81 "
#3 - vacant (was \$61.50)
#4 - 66 "
#5 - 61 "
#6 - 61 "

TOTAL.....\$405.50 mo.

ANNUAL GROSS: \$4,866

EXPENSES: TAXES: \$818
INSURANCE: 180

ANNUAL NET: \$3,868

SOLD: GRANTOR: Alfred Mirande



ut recorded
-20-70

seller

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

CHICAGO, ILL.

CHICAGO, ILL.

CHICAGO, ILL.

COMPARABLE SALE

Block 1080/Lot 31

Type of Property: 3-Story and basement wood frame apartment build.

ADDRESS: 2411-23 Post St.

LOCATION: S Post 69.75' W Broderick

LOT SIZE: 30.25' x 75' x 30' x 50' x .25' AREA: 2,256.9

ZONING: R-3

IMPROVEMENTS:

3-Story and basement wood frame apartment building erected in 1900., containing 6/2's and 6/3's. Concrete foundation. Unfinished basement. 10-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors; 12 baths with leg tubs. 6 fireplaces. Poor condition.

1st. Flr: 30' x 65' - 100' = 1,850 \$
2nd. Flr: 30' x 65' - 100' = 1,850 \$
3rd. Flr: 30' x 65' - 100' = 1,850 \$
5,550 \$

INCOME: All vacant at time of sale.

EXPENSES: Taxes: \$1,079.16
Insurance: 60.00 \$1,139.16

SOLD: GRANTOR: Ralph H. Fong
GRANTEE: Del-Camp Investment Inc.
RECORDED: 2/26/69
PRICE: \$30,000



IMPROVED COMPARABLE SALE

BLOCK 1053 / LOT 28

TYPE OF
PROPERTY: 3-story, 6-unit Apartment House

ADDRESS: 2763 Bush Street

LOCATION: S/L of Bush Street, 137.5' E. of Baker Street

LOT SIZE: 27.5' x 137.5' LOT AREA: 3781.25 sq ft

ZONING: R-3

IMPROVEMENTS: 3-story wood framed building. 6/5's. Rustic exterior; brick around base at front. Flat tar and gravel roof with tile trim. No garages. New wiring. New steam heat. Double-hung wood sash. Total of 30 rooms. Fair to good condition.

INCOME: \$100 to \$125 per ea. unit
\$660 monthly income ANNUAL GROSS: \$7,920

EXPENSES: Taxes: \$1,776
Insurance: 205
\$1,981 ANNUAL NET: \$5,939

SOLD: Grantor: Joseph H. & Mildred J. Stephens
Grantee: William C. & Cleopatria Bowser
Recorded: 9-18-70
Price: \$60,000 with
\$38,500 deed of trust to Savings & Loan
\$12,000 deed of trust to seller





IMPROVED COMPARABLE SALE

BLOCK 1073 / LOT 3

TYPE OF
PROPERTY: Three-story Flats Building + rear cottage

ADDRESS: 2630-34 Post Street

LOCATION: N/L of Post Street, 119.25' W of Lyon Street

LOT SIZE: 25' x 137.5' LOT AREA: 3437.5 sq ft

ZONING: R-3

IMPROVEMENTS: Three-story Victorian flats building with stucco front and terrazzo steps up. Basement with garage. 3/6's. Hardwood floors. Circulating gas heaters. Plus old two-story wood-framed cottage operated as one unit. 1/4. Rustic exterior. Lath and plaster interior. Flat tar and gravel roof. Fair to poor condition. Total of 22 rooms.

INCOME: 2/6's @ \$140 mo. ea. = \$280
1/6 @ 165 mo.
1/4 cott. 115 mo.
\$560 mo. total ANNUAL GROSS: \$6,720

EXPENSES: Taxes: \$798
Insurance: 135
\$933
- 933
\$5,787

SOLD: GRANTOR: J.B. Lampley
GRANTEE: Arthur L. Walker
RECORDED: 3-25-68
PRICE: \$63,000



Black Box No. 2

1000

ITEM NO.
PROJECT:
ADDRESS:
LOCATION:
BOX NO.:
DATE:

DESCRIPTION: This is a black box containing a collection of items. The items are listed below:
1. A small, dark, rectangular object, possibly a piece of wood or metal.
2. A small, dark, rectangular object, possibly a piece of wood or metal.
3. A small, dark, rectangular object, possibly a piece of wood or metal.
4. A small, dark, rectangular object, possibly a piece of wood or metal.
5. A small, dark, rectangular object, possibly a piece of wood or metal.
6. A small, dark, rectangular object, possibly a piece of wood or metal.
7. A small, dark, rectangular object, possibly a piece of wood or metal.
8. A small, dark, rectangular object, possibly a piece of wood or metal.
9. A small, dark, rectangular object, possibly a piece of wood or metal.
10. A small, dark, rectangular object, possibly a piece of wood or metal.

ITEM NO.:
PROJECT:
ADDRESS:
LOCATION:
BOX NO.:
DATE:

DESCRIPTION: This is a black box containing a collection of items. The items are listed below:
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8. A small, dark, rectangular object, possibly a piece of wood or metal.
9. A small, dark, rectangular object, possibly a piece of wood or metal.
10. A small, dark, rectangular object, possibly a piece of wood or metal.

ITEM NO.:
PROJECT:
ADDRESS:
LOCATION:
BOX NO.:
DATE:



